



**15, TREMLETT MEWS, WORLE
WESTON-SUPER-MARE, BS22 7LY
£279,950**



A 3 Bedroom Semi Detached House located in a cul de sac in this popular area within the Priory School catchment and well placed for local amenities The well presented accommodation includes gas central heating, double glazing, gardens and parking.

Accommodation:
(with approximate measurements)

Entrance:
Front door to:-

Hall:
Radiator. Staircase to First Floor.

Lounge:
17' x 10'9 max (5.18m x 3.28m max)
Radiator. TV and telephone points. Understairs cupboard.

Kitchen/Diner:
14' x 9' (4.27m x 2.74m)
Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob with extractor hood over. Plumbing for a washing machine. Space for a fridge/freezer. Tiled splashback and floor. Radiator. Double glazed doors to:-

Conservatory:
9'3 x 8'9 max (2.82m x 2.67m max)
Radiator. Double glazed doors to Rear Garden.

First Floor Landing:
Access to loft space. Airing cupboard housing gas fired boiler providing central heating and hot water.

Bedroom 1:
11'2 x 9'5 max (3.40m x 2.87m max)
Fitted wardrobes. Radiator.

Bedroom 2:
13'3 x 7'5 (4.04m x 2.26m)
Radiator.

Bedroom 3:
8'3 x 6'4 (2.51m x 1.93m)
Radiator.

Bathroom:
Panelled bath with mixer shower over. Low level WC. Vanity wash basin. Tiled splashback. Heated towel rail.

Outside:
Front Garden laid to chippings. Driveway with off street parking leading to Carport 26' x 7'5 (7.92m x 2.26m) with gated access, power and light. Access to enclosed Rear Garden laid to lawn and patio.

Council Tax:
Band C

Tenure:
Freehold

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

